

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ATLAS (FLUA) FOR COUNTY INITIATED 01-67, 80 RR 1 (RURAL FLUA REVISIONS, SOUTH COUNTY) SITE SPECIFIC AMENDMENT: 01-67 RR 1 (RUSTIC RANCHES), MODIFYING PAGE 67 OF THE FLUA BY CHANGING THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY 568 ACRES, LOCATED WEST OF THE VILLAGE OF WELLINGTON, APPROXIMATELY TWO MILES SOUTH OF SOUTHERN BOULEVARD, FROM RURAL RESIDENTIAL, 1 UNIT PER 10 ACRES (RR-10) TO RURAL RESIDENTIAL, 1 UNIT PER 5 ACRES (RR-5); AND 01-80 RR 1 (HOMELAND) MODIFYING PAGE 80 OF THE FLUA BY CHANGING THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY 1,386 ACRES, LOCATED SOUTHEAST OF WELLINGTON, THREE MILES WEST OF THE RONALD REAGAN TURNPIKE, ONE MILE SOUTH OF LAKE WORTH ROAD, FROM RURAL RESIDENTIAL, 1 UNIT PER 10 ACRES (RR-10) TO RURAL RESIDENTIAL, 1 UNIT PER 5 ACRES (RR-5); PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

27 **WHEREAS**, on August 31, 1989, the Palm Beach County Board of
28 County Commissioners adopted the 1989 Comprehensive Plan by Ordinance
29 No. 89-17; and

30 **WHEREAS**, the Palm Beach County Board of County Commissioners
31 amends the 1989 Comprehensive Plan as provided by Chapter 163, Part
32 II, Florida Statutes; and

33 **WHEREAS**, the Palm Beach County Board of County Commissioners have
34 initiated amendments to several elements of the Comprehensive Plan in
35 order to promote the health, safety and welfare of the public of Palm
36 Beach County; and

37 **WHEREAS**, the Palm Beach County Local Planning Agency conducted
38 its public hearings on June 15, 22 and July 13, 2001 to review the
39 proposed amendments to the Palm Beach County Comprehensive Plan and
40 made recommendations regarding the proposed amendments to the Palm
41 Beach County Board of County Commissioners pursuant to Chapter 163,
42 Part II, Florida Statutes; and

43 **WHEREAS**, the Palm Beach County Board of County Commissioners, as
44 the governing body of Palm Beach County, conducted a public hearing
45 pursuant to Chapter 163, Part II, Florida Statutes, on August 14, 2001
46 to review the recommendations of the Local Planning Agency, whereupon
47 the Board of County Commissioners authorized transmittal of proposed
48 amendments to the Department of Community Affairs for review and
49 comment pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, Palm Beach County received on November 5, 2001 the Department of Community Affairs "Objections, Recommendations, and Comments Report," dated November 2, 2001 which was the Department's written review of the proposed Comprehensive Plan amendments; and

WHEREAS, the written comments submitted by the Department of Community Affairs contained no objections to the amendments contained in this ordinance;

WHEREAS, on December 5, 2001 the Palm Beach County Board of County Commissioners held a public hearing to review the written comments submitted by the Department of Community Affairs and to consider adoption of the amendments; and

WHEREAS, the Palm Beach County Board of County Commissioners has determined that the amendments comply with all requirements of the Local Government Comprehensive Planning and Land Development Regulations Act.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Part I. Amendments to the Future Land Use Atlas of the Land Use
Element of the 1989 Comprehensive Plan

The following amendments to the Land Use Element's Future Land Use Atlas are hereby adopted and attached to this Ordinance:

A. Future Land Use Atlas page 67 is amended as follows:

Application No.: 01-67 RR 1 (Rustic Ranches)

Amendment: From Rural Residential, 1 unit per 10 acres (RR-10) to Rural Residential, 1 unit per 5 acres (RR-5).

General Location: West of the Village of Wellington,
approximately two miles south of Southern
Boulevard.

Size: Approximately 568 acres.

B. Future Land Use Atlas page 80 is amended as follows:

Application No.: 01-80 RR 1 (Homeland)

Amendment: From Rural Residential, 1 unit per 10 acres (RR-10) to Rural Residential, 1 unit per 5 acres (RR-5);

General Location: Southeast of the Village of Wellington, three miles west of the Ronald Reagan Turnpike, one mile south of Lake Worth Road;

Size: Approximately 1,386 acres;

Part II. Repeal of Laws in Conflict

All local laws and ordinances applying to the unincorporated area of Palm Beach County in conflict with any provision of this ordinance are hereby repealed to the extent of such conflict.

Part III. Severability

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

Part IV. Inclusion in the 1989 Comprehensive Plan

The provision of this Ordinance shall become and be made a part of the 1989 Palm Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

Part V. Effective Date

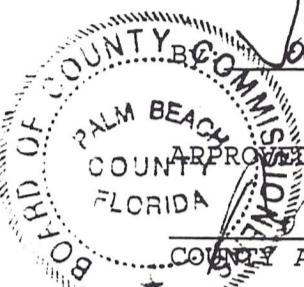
The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If the Administration Commission issues a final order of noncompliance, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status,

1 a copy of which resolutions shall be sent to the Department of
2 Community Affairs, Bureau of Local Planning, 2555 Shumard Oak
3 Boulevard, Tallahassee, Florida 32399-2100.

4 APPROVED AND ADOPTED by the Board of County Commissioners of
5 Palm Beach County, on the 5 day of December, 2001.

6 ATTEST:
7 DOROTHY H. WILKEN, Clerk

8 PALM BEACH COUNTY, FLORIDA,
9 BY ITS BOARD OF COUNTY COMMISSIONERS

10 
11 Joan Newell
12 Deputy Clerk
13 APPROVED AS TO FORM AND LEGAL SUFFICIENCY
14 John Bond
15 COUNTY ATTORNEY

16 
17 Warren H. Newell, Chairman

18 Filed with the Department of State on the 14th day
19 of December, 2001

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23 T:\PLANNING\AMEND\01-2\admin\Bccadopt\Ordinances\RuralFLUASouth-ord.doc
24

EXHIBIT 1

A. Future Land Use Atlas page 67 is amended as follows:

Amendment No.: 01-67 RR 1 (Rustic Ranches)

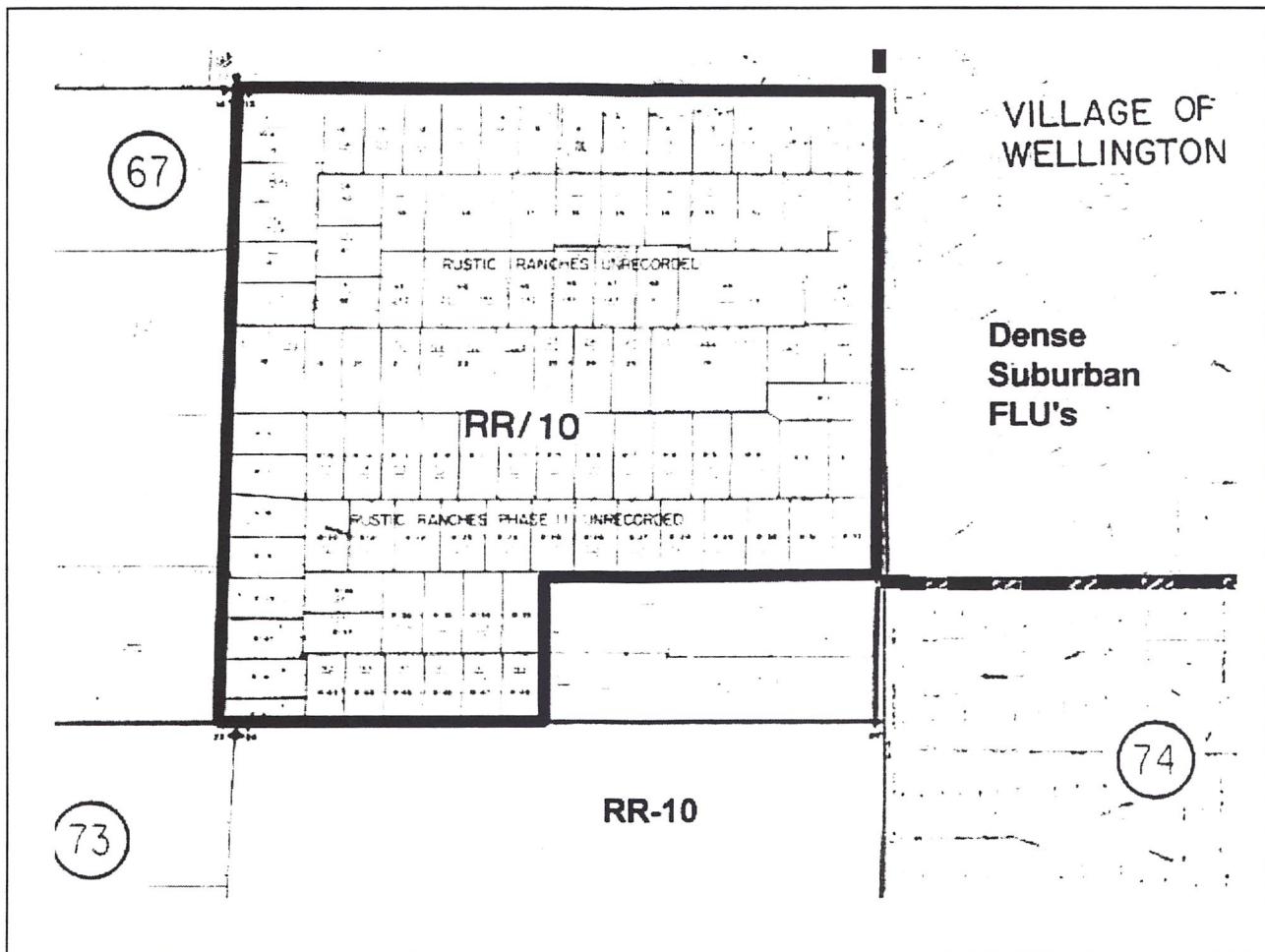
Amendment: From Rural Residential, 1 unit per 10 acres (RR-10)
to Rural Residential, 1 unit per 5 acres (RR-5)

Location: West of the Village of Wellington, approximately two miles south of
Southern Boulevard

Size: Approximately 568 acres

Property No.: See Attached

Conditions: None



B. Future Land Use Atlas page 80 is amended as follows:

Amendment No.: 01- 80 RR 1 (Homeland)

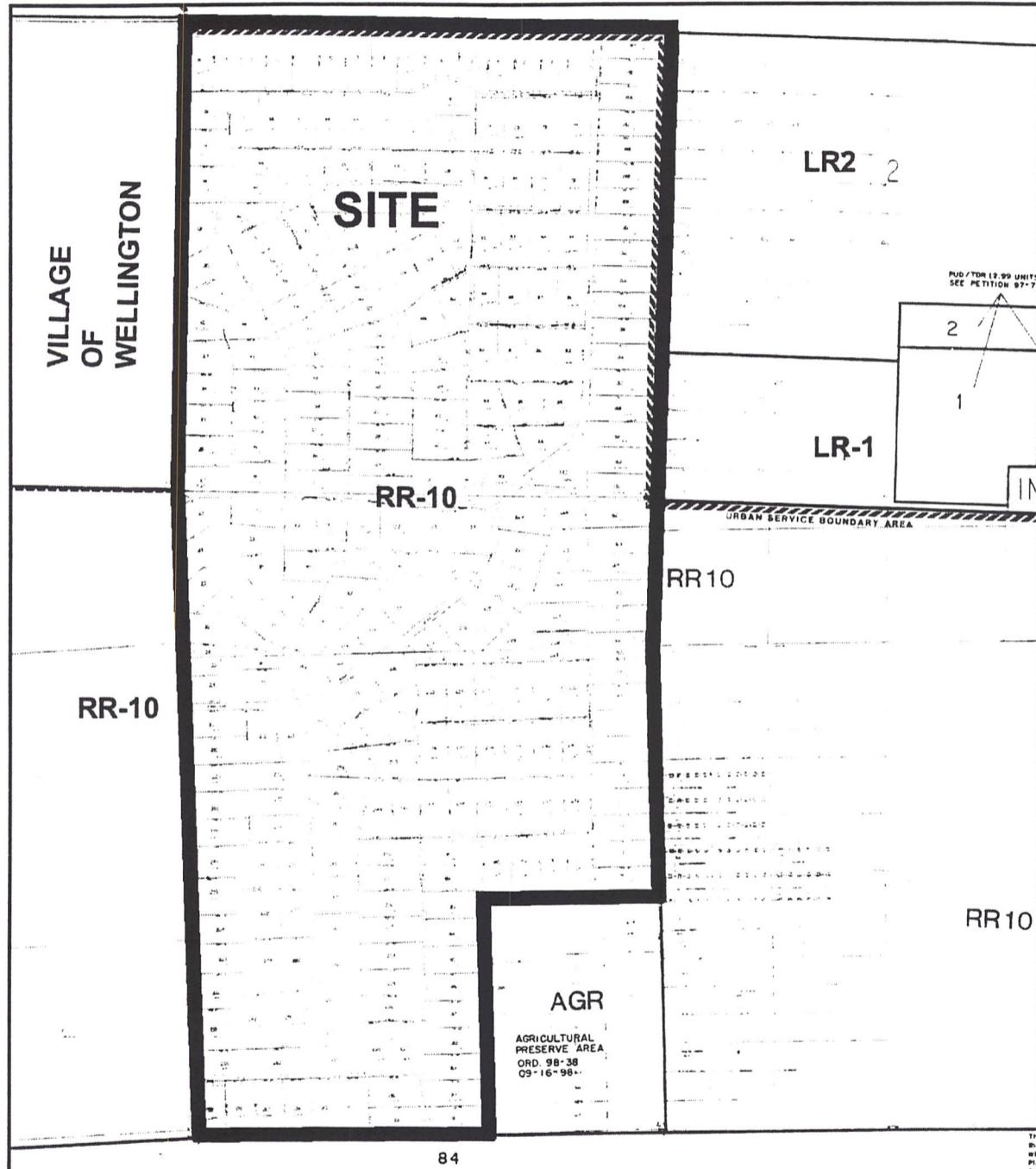
Amendment: From Rural Residential, 1 unit per 10 acres (RR-10)
to Rural Residential, 1 unit per 5 acres (RR-5)

Location: Southeast of Wellington, 3 miles west of the Ronald Reagan Turnpike, 1 mile south of Lake Worth Road

Size: Approximately 1,386 acres

Property No.: See Attached

Conditions: None



Property Control Numbers:

Rustic Ranches:

00404413000001010 00404413000003430
00404413000001020 00404413000003440
00404413000001030 00404413000003450
00404413000001040 00404413000003500
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Parcel Control Numbers:

Homeland:

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STATE OF FLORIDA, COUNTY OF PALM BEACH
I, DOROTHY H. WILKEN, ex-officio Clerk of the
Board of County Commissioners certify this to be a
true and correct copy of the original filed in my office
on December 5, 2001.
DATED at West Palm Beach, FL on 12/1/01.
DOROTHY H. WILKEN, Clerk
By: Debra L. Brown D.C.